

FREEHOLD BOROUGH PLANNING BOARD
MINUTES OF JULY 13, 2016

MONTHLY MEETING

The monthly meeting of the Freehold Borough Planning Board was held on Wednesday, July 13th at 7:00 p.m. in the Council Room of the Municipal Building.

Mr. Reich stated that this meeting was provided in accordance with the Open Public Meeting Act, by providing a copy of the agenda to the official newspaper and posting same on the official bulletin board of the Municipal Building.

Chairman Reich opened the meeting with a Salute to the Flag.

ROLL CALL

PRESENT	MR. WILLIAM BARRICELLI
PRESENT	MR. CORNELIUS BEGLEY
PRESENT	MS. JAMIE BENNETT
ABSENT	MS. MICHELE GIBSON
PRESENT	MR. GARRY JACKSON
PRESENT	MS. ANNETTE JORDAN
PRESENT	MR. ADAM REICH
PRESENT	COUNCILMAN GEORGE SCHNURR
PRESENT	MR. JEFF FRIEDMAN
ABSENT	MS. DANIELLE SIMS

Chairman Reich read Item 3 on the Agenda as follows:

Approval of Minutes from the meeting of May 25, 2016.

Ms. Jordan made a motion to approve the minutes, Mr. Jackson seconded.

ROLL CALL

Yes	8	Barricelli, Begley, Bennett, Friedman, Jackson, Jordan, Reich, Schnurr
No	0	
Abstain	0	
Disqualified	0	
Absent	2	Gibson, Sims

Chairman Reich read Item No. 4 on the Agenda as follows:

Application Number PB-BV-2016-004

Applicant: Jessica Hodges

Location: 46 McDermott Street, Block 79, Lot 6 & 7

Zone: R5

Request: Bulk Variance for the construction of a porch

Mr. John Miller, Board Attorney from Weiner Lesniak, LLP, reported he reviewed the Affidavit of Service and supporting documentation and stated it was applicable for the board to accept jurisdiction.

Mr. Miller reported the following exhibits have been accepted.

- A-1: Complete Application
- A-2: Affidavit of Service with supporting receipts
- A-3: Google Map of homes with front porches near applicants property
- A-4: Property Survey
- A-5: Architectural rendering of proposed front porch

Mr. William Wentzien, Abbington Engineering added the following exhibits:

- B- 1: Completeness Review, dated June 21, 2016
- B-2: Technical Review, dated June 29, 2016

Mr. Halleran called applicant Jessica Hodges who was then sworn in.

Ms. Hodges stated she and her husband own the property. Currently on the property there is a home, shed, pool and carport. Ms. Hodges stated she would like to add a porch on the front of the home, 26 ft wide and 8 ft deep.

Mr. Halleran questioned the set back.

Ms. Hodges stated the required set back is 25 feet and her property line would only be 21 feet with the porch addition. She continued explaining she is on a corner lot, with 10 feet of Borough property in front that goes to the curb. The Little League field is located to the side of her property and a few houses that are set within the same line as her home except for one house, 3 lots down.

Mr. Halleran stated the house further down the street would have the same set back line as her added front porch.

Ms. Hodges confirmed her porch would not jut out further than the setting of house down the street.

Mr. Halleran asked if anything proposed would have an adverse affect on any neighbors.

Ms. Hodges did not believe so and she has spoken to direct neighbors.

Mr. Halleran stated the Engineer's report found the accessory building not within setback guidelines. It is however an existing condition.

Mr. Wentzien, Engineer stated the porch will be covered and confirmed the shed is an existing condition and no action is needed. He reported the set back will be 21.2 ft, which is 3.8 feet short of the 25 ft requirement. He questioned the changes to the fencing and grading.

Ms. Hodges stated there are no changes to the existing fencing. Ms. Hodges reported there is a small retaining wall currently there and alterations will be made to the concrete steps. She added there will be no further grading changes from the house. There are no landscaping changes.

The floor was opened to Board Comments.

Mr. Barricelli asked to clarify the Borough property in the front.

Ms. Hodges stated her property ends at her fence and the remainder of the grass and sidewalk belongs to the Borough.

The floor was opened to Public Comments.

There were none.

Mr. Begley made a motion to approve the application, seconded by Mr. Friedman

ROLL CALL

Yes	8	Barricelli, Begley, Bennett, Friedman, Jackson, Jordan, Reich, Schnurr
No	0	
Abstain	0	
Disqualified	0	
Absent	2	Gibson, Sims

The motion is approved.

Chairman Reich reviewed the notes from the last Historic Preservation Committee Meeting.

Mr. Jackson made a motion to adjourn, seconded by Mr. Friedman.

All in favor.

Meeting adjourned at 7:18 PM.

Respectfully submitted,

Lynn Cannon